

Mary Carolyn Brown
202 862 5990
carolyn.brown@hklaw.com

February 7, 2008

VIA HAND DELIVERY

Zoning Commission for the
District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

Re: Z.C. Case No. 07-18
10th & F PUD

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Dear Members of the Commission:

On behalf of Jemal's Up Against the Wall, LLC, the applicant in the above-referenced case, we submit the following materials to the Commission as requested at its January 24th hearing on this matter.

1. Coordination with NPS on the Protection of the Peterson House. On Friday, January 25, 2008, the day following the hearing, the applicant met with Sue Hansen, Acting Superintendent of the U.S. National Park Service for Ford's Theatre National Historic Site and other representations of the Park Service to discuss methods for protecting the historic Peterson House during construction of the PUD. The applicant and the Park Service have worked together before in the protection of the Ford's Theatre National Historic Site when the applicant constructed several new buildings in the same square as Ford's Theatre. Given the success of those construction protection plans, the applicant and the Park Service will implement similar measures during construction of the 10th & F PUD. The applicant and the Park Service will finalize the details of the construction management plan as the project moves toward the construction planning phase.

2. Clarification on the location of the Ford's Theatre Rehearsal Space. As indicated in the attached letter, Ford's Theatre Society and the applicant will continue their joint efforts to find a suitable location for 4,000 square feet of rehearsal space. Ford's Theatre is confident that the applicant will find an appropriate location without the need for a related condition in the PUD. Given the substantial assistance that Ford's Theatre has already received – and will receive – from the applicant, which total \$2,250,000.00, Ford's Theatre has indicated that the applicant has met the requirement of a significant public benefit under the PUD standards.

ZONING COMMISSION
District of Columbia

CASE NO. 07-18

EXHIBIT NO. 39

3. DDOT Response on Revised Drawings. The applicant has contacted the District Department of Transportation regarding the reconfigured garage plans. A representative of DDOT advised us on February 5, 2008, that the revised plans are currently being reviewed.

4. Reconstruction of the Waffle Shop. The applicant proposed to reconstruct the Waffle Shop at a location consistent with the Preservation Agreement submitted to the record within five years after the effective date of the PUD order.

5. LEED Scorecard. As requested by the Commission, attached is a copy of the LEED scorecard for the PUD. While the applicant has committed, at a minimum, to LEED certification, it is hopeful that it will be able to achieve a Silver rating.

6. Coordination with Nearby Neighbor. At the conclusion of the hearing on January 24th, the applicant's representative met with Culvert Long, a nearby resident at 506 10th Street, N.W., to address Mr. Long's concerns regarding construction impacts on his home and business. The applicant will continue its dialog with Mr. Long to help minimize any potential adverse conditions while the PUD is built.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: 
Norman M. Glasgow, Jr.
Mary Carolyn Brown

cc: Jennifer Steingasser, OP
Steven Mordfin, OP
Sue Hansen, NPS
Paul Tetreault, Ford's Theatre Society
Culvert Long



511 Tenth Street NW, Washington, DC 20004
Phone: (202) 638-2941 ■ Fax: (202) 347-6269 ■ www.fords.org

February 5, 2008

Zoning Commission of the District of Columbia
441 4th Street, NW
Suite 210S
Washington, DC 20001

Re: Zoning Commission Case No. 07-18
Planned Unit Development at 10th and F Streets, NW

Dear Members of the Commission:

I am writing this letter in furtherance of our prior support letter sent to you in March 2007 regarding this project.

Since our letter of March 2007, we have worked with Douglas Development regarding the following accommodations, and we continue to work with Douglas Development in fulfilling its commitments to Ford's Theatre in proceeding forward with the 10th & F PUD project, with Ford's Theatre Society being an amenity to the PUD.

Douglas Development allocated us a tenant build-out allowance of over \$200,000.00 for our space at the Atlantic Building site. We have entered into a ten year lease, which is at approximately 50% of market value and which is a savings to the Theatre of approximately \$200,000.00 per year. We also received from Douglas Development four apartment units at 910 F Street, for ten months at 50% current market rent, for a savings of \$50,000.00.

In addition, Douglas Development has continued to make itself available and consult with us and helped us select a contractor for work done on our properties. Douglas Development has continued, and will continue, to be a resource to the Ford's Theatre Society long into the future.

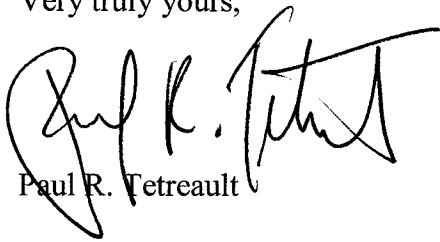
When we first heard about the proposed redevelopment of the corner of 10th and F Streets, we at Ford's Theatre viewed that the main amenity that was going to come to the community was redevelopment of the block and the termination of uses that are adverse to the Theatre. With action to approve by the Zoning Commission, this can become a reality and this major redevelopment project can move forward.

America's most famous theatre

In view of all the substantial accommodations by Douglas Development which Ford's Theatre Society has already received, and additional assistance it will receive, we believe that Douglas Development has met the requirement of a significant public benefit under the PUD standards. We are also confident that Douglas Development is more than well on its way to fulfilling its further assurances to assist Ford's Theatre, including the identification and lease of 4,000 square feet of rehearsal space. Any continued assistance will be worked out directly with Ford's Theatre Society and Douglas Development and there is no need to have any further requirement in the PUD Order.

We hope that this letter will be of assistance in your deliberations and urge that you grant the application requested by Douglas Development in Zoning Commission Case No. 07-18.

Very truly yours,

A handwritten signature in black ink, appearing to read "Paul R. Tetreault". The signature is stylized with a large initial "P" and a long, sweeping underline that extends to the right.

Paul R. Tetreault

1000 F Street Office Building LEED-CS Credit Scorecard

October 31, 2007

26	Points Targeted
27	Points Questionable
8	Points Not Possible

Certified - 23 - 27 points, Silver - 28 - 33 points, Gold - 34 - 44 points, Platinum - 45 or more

Prepared by
EMSI

Sustainable Sites			Energy & Atmosphere (Cont.)		
Y			1		Credit 5.1 Measurement & Verification, Base Building
1			1		Credit 5.2 Measurement & Verification, Tenant Sub-metering
1			1		Credit 6 Green Power
	1				
1			Y		Prereq 1 Storage & Collection of Recyclables
	1			1	Credit 1.1 Building Reuse, Maintain 25% of Existing Shell
	1			1	Credit 1.2 Building Reuse, Maintain 50% of Shell
	1			1	Credit 1.3 Building Reuse, Maintain 75% of Interior Non-Structural
1			1		Credit 2.1 Construction Waste Management, Divert 50%
	1			1	Credit 2.2 Construction Waste Management, Divert 75%
	1			1	Credit 3 Material Reuse, Specify 1%
	1		1		Credit 4.1 Recycled Content, 10% (post-consumer + 1/2 pre-consumer)
1				1	Credit 4.2 Recycled Content, 20% (post-consumer + 1/2 pre-consumer)
1			1		Credit 5.1 Local/Regional Materials, 10% Extracted, Processed & Manuf.
1				1	Credit 5.2 Local/Regional Materials, 20% Extracted, Processed & Manuf.
1			1		Credit 6 Certified Wood
Water Efficiency			Indoor Environmental Quality		
	1		Y		Prereq 1 Minimum IAQ Performance
	1		Y		Prereq 2 Environmental Tobacco Smoke (ETS) Control
	1		1		Credit 1 Outdoor Delivery Monitoring
1			1		Credit 2 Increased Ventilation
	1		1		Credit 3 Construction IAQ Management Plan, During Construction
Energy & Atmosphere			1 Point for 2		Credit 4.1 Low-Emitting Materials, Adhesives & Sealants
Y			1		Credit 4.2 Low-Emitting Materials, Paints & Coatings
Y			1		Credit 4.3 Low-Emitting Materials, Carpet
Y				1	Credit 4.4 Low-Emitting Materials, Composite Wood and Agrifiber Products
1			1		Credit 5 Indoor Chemical & Pollutant Source Control
1				1	Credit 6 Controllability of Systems, Thermal Comfort
	1		1		Credit 7 Thermal Comfort, Design
	1		1		Credit 8.1 Daylight & Views, Daylight 75% of Spaces
	1			1	Credit 8.2 Daylight & Views, Views for 90% of Spaces
1					
1			1		Credit 1.1 Innovation in Design: Green Power for 70% of Electricity
1			1		Credit 1.2 Innovation in Design: 40% Water Use Reduction
	1		1		Credit 1.3 Innovation in Design: Green Cleaning
1			1		Credit 1.4 Innovation in Design: TBD
1			1		Credit 2 LEED™ Accredited Professional

1000 F Street Office Building

Sustainable Sites Status Summary

October 31, 2007

Points Achieved

8	Points Targeted
5	Points Questionable
2	

Certified - 23 - 27 points, Silver - 28 - 33 points, Gold - 34 - 44 points, Platinum - 45 or more points

T	N	Sustainable Sites	Credit Requirements	Status	Actions	Team Member	D or C Review
Y		Prereq 1 Construction Activity Pollution Prevention	Design to a site sediment and erosion control plan that conforms to EPA's Storm Water Management for Construction Activities OR local Erosion and Sedimentation Control standards and codes, whichever is more stringent.				D
1		Credit 1 Site Selection	Do not develop buildings on portions of sites that meet any one of the following criteria: 1. Prime agricultural land as defined by the Farmland Trust. 2. Land whose elevation is lower than 5 feet above the elevation of the 100-year flood as defined by FEMA. 3. Land that provides habitat for any species on the Federal or State threatened or endangered list. 4. Within 100 feet of any wetland as defined by 40 CFR, Parts 230-233 and Part 22, OR as defined by local or state rule or law, whichever is more stringent. 5. Previously undeveloped land that is within 50 feet of a water body 6. Land, prior to acquisition, was public parkland	Credit is achievable.	Check elevation.	AMT	C
1		Credit 2 Development Density & Community Connectivity	OPTION 1 Increase localized density to conform to existing or desired density goals by utilizing sites that are located within an existing minimum development density of 60,000 square feet per acre.	Project is located in downtown Washington and meets density criteria.	Complete calculations.	EMSI	D
	1	Credit 3 Brownfield Redevelopment	Develop project on a site documented as contaminated OR on a site defined as a "brownfield" by local, state, or federal government agency.	Non applicable.			
1		Credit 4.1 Alternative Transportation, Public Transportation Access	Locate building within ½ mile of commuter rail, light rail or subway station OR within ¼ mile of 2 or more bus lines.	Project is located close to Metro train stations.	Document credit.	EMSI	D
1		Credit 4.2 Alternative Transportation, Bicycle Storage & Changing Rooms	For commercial or institutional buildings, provide secure bicycle storage for 3% (based on default occupancy counts for CS) of building users, with convenient changing/shower facilities (within 200 yards of the building) for 0.5% or more of regular building occupants.	Using 378 FTEs project would need 2 shower/changing rooms and at least 12 bicycle racks.	Could be feasible with fitness room.	Douglas Development, SBA	D
1		Credit 4.3 Alternative Transportation, Low Emission and Fuel Efficient Vehicles	OPTION 1 Provide preferred parking for low-emitting and fuel efficient vehicles for 5% of total vehicle parking capacity OPTION 2 Install alternative fuel refueling stations for 3% of the total vehicle parking	Credit could be achievable if stripe 5% of parking (4 spaces). 68 spaces are provided currently.	Pending decision to stripe spaces closest to building entrance.	Douglas Development, SBA	D

1000 F Street Office Building

Sustainable Sites Status Summary

October 31, 2007

Points Achieved

8 Points Targeted
5 Points Questionable
2

Certified - 23 - 27 points, Silver - 28 - 33 points, Gold - 34 - 44 points, Platinum - 45 or more points

T	N	Sustainable Sites	Credit Requirements	Status	Actions	Team Member	D or C Review
	1	Credit 4.4 Alternative Transportation, Parking Capacity	OPTION 1 (Non Residential) Size parking capacity to meet but not exceed minimum local zoning requirements AND provide preferred parking for carpools or van pools capable of serving 5% of total parking spaces OPTION 2 (Non Residential) For projects that provide for less than 5% of the FTE building occupants; provide preferred parking for carpools or vanpools, for 5% of total parking spaces OPTION 3 (Residential) Size parking capacity meet but not exceed minimum local zoning requirements AND provide infrastructure and support programs to facilitate shared vehicle use OPTION 4 (All) Provide no new parking	Zoning minimum is 54 spaces, and project is providing 68. Credit is achievable if spaces are reduced to minimum and additional 5% striped for carpool vehicles. Credit is likely not achievable because of striping requirement.			D
	1	Credit 5.1 Site Disturbance, Protect or Restore Open Space	On Greenfield sites, limit site disturbance including earthwork and clearing of vegetation to 40 feet beyond the building perimeter, 5 feet beyond primary roadway curbs walkways and main utility branch trenches, and 25 feet beyond previous paving areas that required additional staging areas in order to limit compaction in the paved area. OR On previously developed sites, restore a minimum of 50% of the remaining open area by planting native or adapted vegetation.	Credit requires at least 20% vegetated roof (as percentage of site area).	Develop roof layout option(s) for vegetated roof.	SBA	C
	1	Credit 5.2 Site Disturbance, Maximize Open Space	OPTION 1 Reduce the development footprint (including building, access roads and parking) to exceed the local zoning's open space requirement for the site by 25%. OPTION 2 For areas without zoning requirements, provide vegetated open space adjacent to the building that is equal to the building footprint OPTION 3 For areas with zoning, but no requirements for open space, provide vegetated open space equal to 20% of the site area.	This credit depends on zoning and either Option 2 or 3 will apply. If Option 2, credit is achievable.	Clarify open space zoning for project.	AMT, EMSI	D
	1	Credit 6.1 Stormwater Design, Quantity Control	OPTION 1 ($\leq 50\%$ Existing Imperviousness) Prevent post-development peak discharge rate and quantity from exceeding the pre-development peak discharge rate and quantity for the one and two year 24 hour storm event. OPTION 2 ($\geq 50\%$ Existing Imperviousness) Reduce stormwater volume by 25% from the two year, 24 hour storm	Use Option 2, reduce stormwater volume by 25% from 2-year 24 hour storm.	Contact AMT to discuss stormwater BMPs.	EMSI	D

1000 F Street Office Building

Sustainable Sites Status Summary

October 31, 2007

Points Achieved

8	Points Targeted
5	Points Questionable
2	

Certified - 23 - 27 points, Silver - 28 - 33 points, Gold - 34 - 44 points, Platinum - 45 or more points

T	P	N	Sustainable Sites	Credit Requirements	Status	Actions	Team Member	D or C Review
				Reduce impervious cover; promote infiltration and capture/treat stormwater runoff from 90% of the average annual rainfall using BMPs - BMPs must be capable of removing 80% of the average annual post development total suspended solids (based on existing monitoring reports).	Vegetated roof will contribute to filtering stormwater.	Contact AMT to discuss stormwater BMPs.	EMSI	D
1			Credit 6.2 Stormwater Design, Quality Control					
				OPTION 1 Provide any combination of the following strategies for 50% of the site hardscape: 1. shade (within 5 years) 2. Paving materials with a Solar Reflectance Index of at least 29 3. Open grid pavement system OPTION 2 Place a minimum of 50% of the parking spaces under cover.	Credit is earned with underground parking.	Document credit.	EMSI, SBA	C
1			Credit 7.1 Heat Island Effect, Non-Roof					
				OPTION 1 Use roofing materials having a Solar Reflectance Index equal to or greater than 78 for low-sloped roofs and 29 for steep sloped roofs for a minimum of 75% of the roof surface. OPTION 2 Install a vegetated roof for at least 50% of the roof area. OPTION 3 Install high reflectance and vegetated roof surfaces that in combination meet the above options.	Credit is achievable with either 50% vegetated roof, or combined vegetated and reflective (TPO or coating) roof.	Develop roof layout option(s) for vegetated roof.	SBA	D
1			Credit 7.2 Heat Island Effect, Roof					
				Do not exceed Illuminating Engineering Society of North America footcandle level requirements as stated in the Recommended Practice Manual: Lighting for Exterior Environments, AND design interior and exterior lighting such that zero direct-beam illumination leaves the building site.	Credit is feasible by reducing exterior and façade LPD, use of full cutoff exterior fixtures, and by using timers to reduce interior non-emergency lighting overnight.	Design to credit - conduct photometric study to demonstrate light trespass requirement is met.	Lighting designer	D
1			Credit 8 Light Pollution Reduction					
				Publish an illustrated document that provides tenants with design and construction information that: a. description of sustainable design features b. enables tenant to coordinate with building systems and materials c. incorporates user friendly recommendations d. provides detailed information on LEED-CI (Commercial Interiors) e. provides information on smoking requirements/rooms	Credit is achievable.	Develop document on design features and recommendation for tenant.	EMSI	D
1			Credit 9 Tenant Design and Construction Guidelines					

1000 F Street
Office Building
Water Efficiency Status Summary

Points Achieved

1	Points Targeted
4	Points Questionable
0	Points Not Possible

Certified - 23 - 27 points, Silver - 28 - 33 points, Gold - 34 - 44 points, Platinum - 45 or more points

Certified - 23 - 27 points, Silver - 28 - 33 points, Gold - 34 - 44 points, Platinum - 45 or more points

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1000 F Street Office Building

Energy & Atmosphere Status Summary

October 31, 2007

Points Achieved
4 Points Targeted
9 Points Questionable
1

Certified - 23 - 27 points, Silver - 28 - 33 points, Gold - 34 - 44 points, Platinum - 45 or more points

Pr	Req	Energy & Atmosphere	Credit Requirements	Status	Actions	Responsibility	D or C
Y		Prereq 1 Fundamental Building Systems Commissioning	Implement all of the following fundamental best practice commissioning procedures: • engage a commissioning authority • develop design intent and basis of design documentation • include commissioning requirements in the construction documents • develop and utilize a commissioning plan • verify installation, functional performance, training and documentation • complete a commissioning report	Commissioning is required for LEED and cost ranges from \$0.5/sf to \$1/sf.	Identify potential commissioning agents.	EMSI, GHT	C
Y		Prereq 2 Minimum Energy Performance	Design to meet building energy efficiency and performance as required by ASHRAE/IESNA 90.1-2004 or the local energy code, which ever is the more stringent. Analyze expected baseline building performance using the System/Component Method.	Project will meet ASHRAE 90.1-2004.	Design to standard.	GHT	D
Y		Prereq 3 Fundamental Refrigerant Management	Zero use of CFC-based refrigerants in new base building HVAC&R systems. When reusing existing base building HVAC equipment, complete a comprehensive CFC phaseout conversion.	No CFCs will be used.		GHT	D
2	6	Credit 1.1-1.8 Optimize Energy Performance	Reduce design energy cost compared to the energy cost budget for regulated energy components described in the requirements of ASHRAE/IESNA 90.1-2004. Three (3) options for verifying compliance are available.	Two points are required.	Evaluate modeling versus prescriptive approaches to earning credits.	GHT, EMSI	D
	1	Credit 2 Renewable Energy	Supply a net fraction of the building's total energy use (as expressed as a fraction of annual energy cost, 1%) through the use of on-site renewable energy systems.	Credit not targeted.			D
	1	Credit 3 Enhanced Commissioning	In addition to the Fundamental Building Commissioning prerequisite, implement the following additional commissioning tasks: 1. conduct a focused review of the design prior to the construction documents phase 2. conduct a focused review of the construction documents when close to completion 3. conduct a selective review of contractor submittals of commissioned equipment 4. develop a system and energy management manual 5. have a contract in place for a near-warranty end or post occupancy review	Credit is achievable if commissioning agent (CxA) is brought into process before CDs.	Identify potential commissioning agents.	EMSI, GHT	C
1		Credit 4 Enhanced Refrigerant Management	Install base building level HVAC and refrigeration systems and fire suppression systems that do not contain HCFC's or Halon.	GHT is planning to use mechanical equipment with either r-410 or r-407.		GHT	D
	1	Credit 5.1 Measurement & Verification, Base Building	Provide for ongoing accountability of building energy consumption over time by providing the necessary infrastructure within base building design to meter building electricity and tenant electrical end-uses; AND, develop and implement a M&V Plan consistent with Option D: Calibrated Simulation, or Option B: Energy Conservation Measure Isolation, as specified in IPMVP Volume III.	Credit may be achievable with building modeling and M&V plan.	Identify actions needed for M&V plan. Discuss with Chuck Burnette at Douglas.	EMSI	
1		Credit 5.2 Measurement & Verification, Tenant Sub-metering	Include a centrally monitored electronic metering network in the base building design capable of being expanded to accommodate future tenant sub-metering as required by LEED-CI EA Credit 3. AND, develop a tenant M&V plan advising future tenants of this opportunity.	Credit is achievable with use of "expandable" submetering systems.	Install submetering enabled system.	GHT	
1		Credit 6 Green Power	Engage in a two-year contract to purchase power generated from renewable sources that meet the Center for Resource Solutions (CRS) Green-E requirements for 35% of energy use.	Credit can be achieved by purchasing green power for core and shell energy consumption. Likely cost is approx. \$1500.	Pending decision from Douglas Development.	Douglas Development	C

1000 F Street
Office Building
Materials & Resources Status Summary
October 31, 2007

Points Achieved

Points Targeted

Points Questionable

Points Not Possible

Certified - 23 - 27 points, Silver - 28 - 33 points, Gold - 34 - 44 points, Platinum - 45 or more points

T	C	N	Date Submitted	Materials & Resources	Credit Requirements	Status	Actions	Responsibility	P or G
Y				Prereq 1 Storage & Collection of Recyclables	Provide an easily accessible area that serves the entire building that is dedicated to the separation, collection and storage of materials for recycling including (at a minimum) paper, glass, plastics, and metals.	Recycling areas need to be identified (for central collection and on each floor if possible). Recycling is for paper, glass, plastics, cardboard, and metals (cans).	Identify areas for recycling.	SBA	D
		1		Credit 1.1-1.3 Building Reuse	For 1.1-1.2, maintain at least 25-50% of existing building structure and shell (foundation, floor decks, exterior walls, and framing, but excluding window assemblies). For 1.3, maintain 75% or more of interior non-structural elements (interior walls, partitions, finished ceilings and floors, interior doors), not including exterior windows and doors.	Credit is not feasible since historic building is less than 25% of total building structures.			C
	1			Credit 2.1 Construction Waste Management, Divert 50%	Develop and implement a waste management plan, quantifying material diversion by weight. Recycle and/or salvage at least 50% (by weight) of construction, demolition, and land clearing debris.	Credit is achievable.	Include construction waste recycling in GC scope. Develop plan in time for demolition.	Douglas Development, GC, EMSI	C
		1		Credit 2.2 Construction Waste Management, Divert 75%	Develop and implement a waste management plan, quantifying material diversion goals. Recycle and/or salvage an additional 25% (75% total) of construction, demolition, and land clearing waste. Calculations can be done by weight or volume, but must be consistent throughout.	See MRc2.1	See MRc2.1	Douglas Development, GC, EMSI	C
		1		Credit 3 Material Reuse, Specify 1%	Use salvaged, refurbished, or reused materials that constitutes at least 1% of the total value of materials in the project.	Credit is challenging, but may be feasible.	Identify any possible opportunities for re-use of materials, and if appropriate.	SBA, EMSI	C
	1			Credit 4.1 Recycled Content, 10% (post-consumer + 1/2 pre-consumer)	Use materials with recycled content such that the sum of post-consumer recycled content plus one-half of the pre-consumer content constitutes at least 10% (based on cost) of the total value of the materials in the project.	Credit is achievable if specify materials with recycled content (e.g., fly ash concrete).		SBA, GC	C
		1		Credit 4.2 Recycled Content, 20% (post-consumer + 1/2 pre-consumer)	Use materials with recycled content such that the sum of post-consumer recycled content plus one-half of the pre-consumer content constitutes at least 20% (based on cost) of the total value of the materials in the project.	See MRc4.1	See MRc4.1	SBA, GC	C
	1			Credit 5.1 Local/Regional Materials, 10% Extracted, Processed and Manufactured Regionally	Use building materials or products that have been extracted, harvested or recovered, as well as manufactured, within 500 miles of the project site for a minimum of 10% (based on cost) of the total materials value. If only a fraction of a product or material extracted/harvested/recovered and manufactured locally, then only that percentage (by weight) shall contribute to the regional value.	Credit is achievable if materials are specified from within 500 miles of site (both extracted/processed and manufactured).	Source materials (division 2-10) from within 500 miles. EMSI to provide map.	SBA, GC, EMSI	C
		1		Credit 5.2 Local/Regional Materials, 20% Extracted, Processed and Manufactured Regionally	Use building materials or products that have been extracted, harvested or recovered, as well as manufactured, within 500 miles of the project site for an additional 10%, beyond MR Credit 5.1 (total of 20%, based on cost) of the total materials value. If only a fraction of the material is extracted/harvested/recovered and manufactured locally, then only that percentage (by weight) shall contribute to the regional value.	See 5.1	See 5.1	SBA, GC, EMSI	C
	1			Credit 6 Certified Wood	Use a minimum of 50% of wood-based materials certified in accordance with the Forest Stewardship Council guidelines for wood building components including but not limited to framing, flooring, finishes, furnishings, and non-rented temporary construction applications such as bracing, concrete formwork and pedestrian barriers.	There is minimal wood in project but where applicable, FSC wood can be used.		SBA	C

1000 F Street

Office Building

Indoor Environmental Quality Status Summary

October 31, 2007

Points Achieved

8 Points Targeted

2 Points Questionable

1 Points Not Possible

Certified - 23 - 27 points, Silver - 28 - 33 points, Gold - 34 - 44 points, Platinum - 45 or more points

Y	N	Y	N	Date Submitted	EQ Category	Credit Requirements	Status	Actions	Responsibility	Y or C	Subpart
Y					Prereq 1 Minimum IAQ Performance	Meet the minimum requirements of Sections 4 through 7 of ASHRAE 62.1-2004. Ventilation for Acceptable Indoor Air Quality. Mechanical ventilation systems shall be designed using the Ventilation Rate Procedure or the applicable local code, whichever is more stringent. Naturally ventilated buildings shall comply with ASHRAE 62.1-2004, paragraph 5.1. Mechanical ventilation systems installed during core and shell construction shall be capable of meeting projected ventilation levels based on anticipated future tenant requirements. Zero exposure of nonsmokers to ETS by prohibition of smoking in the building. Locate exterior designated smoking areas at least 25 feet away from entries, outdoor air intakes, and operable windows.	ASHRAE 62.1-2004 will be met.		GHT	D	
Y					Prereq 2 Environmental Tobacco Smoke (ETS) Control		Building will be no smoking.	Document prereq.	Douglas Development	D	
					Credit 1 Outdoor Delivery Monitoring	Install permanent monitoring systems that provide feedback on ventilation system performance to ensure that ventilation systems maintain design minimum ventilation requirements. Configure all monitoring equipment to generate an alarm when the conditions vary by 10% or more from setpoint, via either a building automation system alarm to the building operator or via a visual or audible alert to the building occupants.	Air flow monitors will be installed.		GHT	D	
1					Credit 2 Increased Ventilation	FOR MECHANICALLY VENTILATED SPACES For each mechanical ventilation system, provide a direct outdoor airflow measurement device capable of measuring the minimum outdoor airflow rate with an accuracy of plus or minus 15% of the design minimum outdoor air rate, as defined by ASHRAE 62.1-2004. FOR MECHANICALLY VENTILATED SPACES Increase breathing zone outdoor air ventilation rates to all occupied spaces by at least 30% above the minimum rates required by ASHRAE Standard 62.1-2004 as determined by EQ Prerequisite 1.	Credit is achievable.	Increase ventilation 30% over ASHRAE 62.1-2004.	GHT	D	
					Credit 3 Construction IAQ Management Plan, During Construction	Develop and implement an Indoor Air Quality (IAQ) Management Plan for the construction and pre-occupancy phases of the building as follows: -During construction meet or exceed the recommended Control Measures of the Sheet Metal and Air Conditioning National Contractors Association (SMACNA) IAQ Guidelines for Occupied Buildings under Construction, 1995, Chapter 3. -Protect stored on-site or installed absorptive materials from moisture damage. -If permanently installed air handlers are used during construction, filtration media with a Minimum Efficiency Reporting Value (MERV) of 8 used at each return air grille, as determined by ASHRAE 52.2-1999. Replace all filtration media immediately prior to occupancy.	Credit is achievable.	Develop construction IAQ management plan.	GC, EMSI	C	
1 of 2					Credit 4.1 Low-Emitting Materials, Adhesives & Sealants	Adhesives must meet or exceed the VOC limits of South Coast Air Quality Management District Rule #1168 AND all sealants used as a filler must meet or exceed Bay Area Air Quality Management Reg. 8, Rule 51.	Credit is achievable.	Specify low-VOC adhesives and sealants. EMSI to provide specifications.	SBA, EMSI, GC	C	
1					Credit 4.2 Low-Emitting Materials, Paints & Coatings	Paints and coatings must meet or exceed the VOC and chemical component limits of Green Seal Requirements.	Credit is achievable.	EMSI to provide specifications with VOC standards.	EMSI, SBA	C	
1					Credit 4.3 Low-Emitting Materials, Carpet	Carpet systems must meet or exceed the Carpet and Rug Institute Green Label Indoor Air Quality Test Program.	Credit is achievable if carpeting is installed.		SBA	C	
1					Credit 4.4 Low-Emitting Materials, Composite Wood and Agrifiber Products	Composite wood and agrifiber products used on the interior of the building (defined as inside of the weatherproofing system) shall contain no added urea-formaldehyde resins. Laminating adhesives used to fabricate on-site and shop-applied composite wood and agrifiber assemblies shall contain no added urea-formaldehyde resins. Composite wood and agrifiber products are defined as: particleboard, medium density fiberboard (MDF), plywood, wheatboard, strawboard, panel substrates and door cores. Materials considered fit-out, furniture, and equipment (FF&E) are not considered base building elements and are not included.	Credit may be feasible depending on cost. Evaluate if credit is applicable.		SBA	C	

1000 F Street Office Building

Indoor Environmental Quality Status Summary

October 31, 2007

Points Achieved

8	Points Targeted
2	Points Questionable
1	Points Not Possible

Certified - 23 - 27 points, Silver - 28 - 33 points, Gold - 34 - 44 points, Platinum - 45 or more points

Prerequisite	EQ	Points	Date Submitted	EQ	Credit Requirements	Status	Actions	Responsibility	Owner
					Design to minimize cross-contamination of regularly occupied occupancy areas by chemical pollutants. Employ permanent entryway systems (grills, grates, etc.) to capture dirt, particulates, etc. from entering the building at all high volume entryways, AND	Credit is achievable.	Specify recessed walk-off mats for all major entryways, and install MERV 13 filters.	SBA, GHT	C
1					Credit 5: Indoor Chemical & Pollutant Source Control Where chemical use occurs (including housekeeping areas and copy/print rooms), provide segregated areas with deck to deck partitions with separate outside exhaust at a rate of at least 0.50 cfm per sf, no air re-circulation and maintaining a negative pressure of at least 7 PA (0.03 inches of water gauge) AND • Install MERV 13 filters for permanently installed filtration media.				
					Provide individual comfort controls for 50% (minimum) of the building occupants to enable adjustments to suit individual task needs and preferences. Operable windows can be used in lieu of comfort controls for occupants of areas that are 20 feet inside of and 10 feet to either side of the operable part of the window. The areas of operable window must meet the requirements of ASHRAE 62.1-2004 paragraph 5.1 Natural Ventilation. AND Provide comfort system controls for all shared multi-occupant spaces to enable adjustments to suit group needs and preferences.	Credit isn't feasible because of cost of adding more VAV boxes.			D
1					Credit 6: Controllability of Systems, Thermal Comfort Conditions for thermal comfort are described in ASHRAE Standard 55-2004 to include the primary factors of air temperature, radiant temperature, air speed and humidity. Comfort system control for the purposes of this credit is defined as the provision of control over at least one of these primary factors in the occupant's local environment. Core and shell buildings that do not purchase and/or install the mechanical system or operable windows (or a combination of both) have not met the intent of this credit.				
1					Credit 7: Thermal Comfort, Design Design HVAC systems and the building envelope to meet the requirements of ASHRAE Standard 55-2004, Thermal Comfort Conditions for Human Occupancy. Demonstrate design compliance in accordance with the Section 6.1.1 Documentation. The core and shell base building mechanical system must provide the capability for the tenant build-out to meet the requirements of this credit.	Credit is feasible.	Design to ASHRAE 55-2004 standards.	GHT	D
1					Credit 8.1: Daylight & Views, Daylight 75% of Spaces Achieve a minimum Daylight Factor of 2% (excluding all direct sunlight penetration) in 75% of all space occupied for critical visual tasks. Spaces excluded from this requirement include copy rooms, storage areas, mechanical plant rooms, laundry and other low occupancy support areas. Other exceptions for spaces where tasks would be hindered by the use of daylight will be considered on their merits.	Narrow floorplan and glazing makes this credit achievable.	Specify glazing with sufficiently high visible transmittance to earn credit (SBA). Complete calculations.	EMSI, SBA	D
1					Credit 8.2: Daylight & Views, Views for 90% of Spaces Achieve direct line of sight to vision glazing for building occupants in 90% of all regularly occupied spaces, not including copy rooms, storage areas, mechanical, laundry, and other low occupancy support areas. Other exceptions for spaces where tasks would be hindered by the use of daylight will be considered on their merits.	Credit may be feasible.	Create hypothetical tenant layout for typical floor(s) - SBA. Complete calculations (EMSI).	SBA, EMSI	D

1000 F Street Office Building

Innovation & Design Status Summary

October 31, 2007

1	Points Targeted
4	Points Questionable
0	Points Not Possible

Certified - 23 - 27 points, Silver - 28 - 33 points, Gold - 34 - 44 points, Platinum - 45 or more points

Points	Points Targeted	Points Questionable	Points Not Possible	Submitted	Innovation & Design	Credit Requirements	Status	Action	Responsibility	Score
1					Credit 1.1 Innovation in Design: Water Use Reduction $\geq 40\%$	Reduce water consumption by 40% over baseline water use.	Potential products to achieve credit include waterless urinals, dual flush water closets and ultra-low flow lavatories.	Pending Douglas Development decision.	Douglas Development	D
1					Credit 1.2 Innovation in Design: Green Power for 70% of Electricity Consumption	Purchase green power renewable energy credits (RECs) from a Green-e certified provider for 70% (double the green power credit threshold) for core and shell energy consumption, over a two year contract.	Credit is achievable for between \$1000-2000 total.	Pending Douglas Development decision.	Douglas Development	D
1					Credit 1.3 Innovation in Design: Green Cleaning	Implementing a housekeeping policy and approach consistent with LEED-EB janitorial cleaning credit will earn an innovation credit. Comply with criteria of Green Seal VOC standards for cleaning products, utilize concentrated cleaning products when available, and provide documentation of housekeeping policies and cleaning solutions specifications.	Credit is achievable.	Develop green cleaning policy per credit requirements.	Douglas Development, EMSI	D
1					Credit 1.4 Innovation in Design: TBD					D
1					Credit 2 LEED [™] Accredited Professional	At least one principal participant of the project team has successfully completed the LEED professional exam.	Credit is achievable.	Provide LEED AP documentation.	EMSI	C